

L A F C O M E M O R A N D U M

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 568-2249

July 11, 2019 (Agenda)

TO: Each Member of the Commission

FROM: Paul Hood *PLH*
Executive Officer

Report on LAFCO File 19-05 Santa Ynez Community Services District for an Out-of-Agency Service Agreement for the Zuehlke property, located at 2501 Janin Way, Solvang, CA, 93463.

This is an Informational Report. No Action is Necessary

The above proposal has provided documentation of significant health, safety or welfare to such a degree that waiting until the next Commission meeting would cause a risk to the property owners due to failing septic tank. In this regard, the Chairman has signed the Out-of-Agency Service Agreement (**Exhibit A**). Staff will provide a report to the Commission at the next Commission meeting.

IX. STANDARDS FOR OUT-OF-AGENCY SERVICE AGREEMENTS

Commissioner Handbook authorizes the Commission Chair to approve Out-of-Agency Service Agreements as follows:

Approval by Chair

The Chair may authorize cities and special districts to provide services outside of their boundaries as specified herein.

- 1. A request and application is received from the affected local agency, including the requisite processing fee.*
- 2. The situation involves public health, safety or welfare to such a degree that delaying the approval of the service agreement until the next LAFCO meeting is*

deemed by the Chair to represent an intolerable delay or risk to the public health, safety or welfare.

3. *The property to which the out-of-agency services will be extended or provided is within the sphere of influence of the affected agency.*
4. *If the affected property may ultimately be annexed to the service agency, the landowner shall execute and record an agreement consenting to annex the territory to the affected district and shall deposit with LAFCO or the service agency funds sufficient to process said future annexation.*
5. *In the absence of the Chair or if the Chair is not available to act, the Vice Chair is authorized to exercise the authorities set forth in this resolution.*
6. *The Executive Officer shall provide a report to the Commission at the next LAFCO meeting of any out-of-agency service agreements that were approved.*

It is intended that the authority delegated to the Chair or Vice-Chair to approve out-of-agency service agreements be exercised in a manner consistent with the Commission's adopted standards.

Please contact the LAFCO office if you have any questions.

LAFCO 19-05 OUT-OF AGENCY SERVICE AGREEMENT (OASA)

AUTHORIZATION BY THE CHAIR OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE SANTA YNEZ COMMUNITY SERVICES DISTRICT TO PROVIDE
OUT-OF-AGENCY SERVICES TO THE ZUEHLE PROPERTY
(2501 Janin Way, Solvang, CA 93463, APN 139-061-004)

WHEREAS, the Santa Ynez Community Services District (SYCSD), with the consent of the property owner, has filed a proposal with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code) for the SYCSD to provide services outside of its boundaries at 2501 Janin Way, Solvang, CA 93463; and

WHEREAS, the Policy Guidelines and Standards of the Santa Barbara Local Agency Formation Commission empower the Chair of the Commission to authorize cities and special districts to provide services outside their boundaries under specified circumstances, and

WHEREAS, Government Code section 56133(c) authorizes out of agency service agreements for areas outside of a district's sphere of influence provided the district has submitted substantial evidence to the Commission of an existing or impending threat to the health and safety of the public or the residents of the affected area;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

- (1) The proposal is found to be categorically exempt from the California Environmental Quality Act (CEQA), Public Resources Code section 21000 et seq., pursuant to CEQA Guidelines section 15301 which exempts operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses, and Section 15303, which exempts construction and location of limited numbers of new and small facilities or structures and installation of new equipment and facilities in small structures.
- (2) The Out-of-Agency service proposal is found to be necessary to respond to an existing or impending threat to the health and safety of the public or the residents of the affected area. The SYCSD has provided documentation of the threat to public health by providing the documentation from the County Environmental Health Services Department.

- (3) This approval is subject to the following terms and conditions:
- a. Under this approval, SYCSD's provision of sewage collection service shall be limited to the Property located at 2501 Janin Way, Solvang, CA 93463.
 - b. This approval shall not authorize connection of the property to the SYCSD sewer system until the property owner has executed and recorded a landowner consent approved by the Executive Officer that consents to future annexation of the territory, which consent shall inure to and bind all successors in interest to the property.

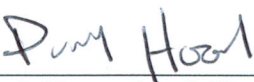
This out-of-agency service agreement is hereby approved on this 1st day of July 2019 in Santa Maria, California and shall be effective when signed.

Dated: 7/1/19



Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

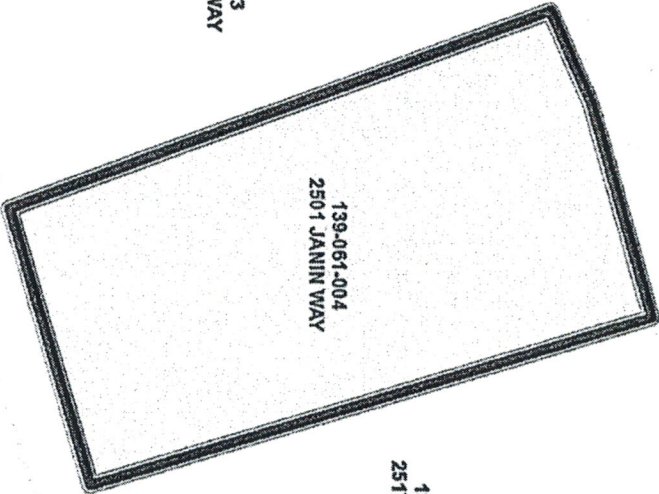


Paul Hood, Executive Officer
Santa Barbara Local Agency Formation Commission

139-040-040
892 ALAMO PINTADO RD

HWY-246

246



139-061-004
2501 JANIN WAY

139-061-003
2485 JANIN WAY

139-061-002
2475 JANIN WAY

139-061-001
2455 JANIN WAY

139-062-003
2478 JANIN WAY

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2492 JANIN WAY

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139-062-006
2520 JANIN WAY

139-062-007
2540 JANIN WAY

JANIN WAY



Santa Ynez Community Services District

Key to Features

- Parcel Address - Labels
- City Boundary
- Streets
- Tax Parcels

DISCLAIMER: This map is for reference only. Although every effort is made to ensure the accuracy of the information shown, the user assumes responsibility for the use of the information. The Santa Ynez Community Services District does not warrant the accuracy of the information shown on this map.



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State Plane California Zone V NAD 83
Santa Barbara County, California
Santa Ynez Community Services District

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